

Ordinance No. 2021-

An ordinance approving a rezoning from Office Business District (B-1) to Planned Unit Development and a master development plan for the properties located at 5959 Red Circle Drive.

The City Of Minnetonka Ordains:

Section 1. Background

1.01 The subject properties are located at 5959 Red Circle Drive.

1.02 The properties are legally described as:

Parcel A:

That part of the North 1/2 of the Southwest 1/4 of Section 36, Township 117, Range 22, described as follows: Beginning at a point in the South line of said North 1/2 of the Southwest 1/4 distant 658.67 feet East of the Southwest corner thereof; thence at a right angle North, 404.1 feet; thence Westerly deflecting to the left 89°, a distance of 166.6 feet; thence Westerly 94.89 feet along a tangential curve to the left having a radius of 494.27 feet and a central angle of 11°; thence Westerly, tangent to the last described curve, 95.04 feet to the New Easterly line of County Road No. 61; thence Southerly 386.09 feet along the New Easterly line of said road to its intersection with the South line of said North 1/2 of the Southwest 1/4; thence East along the South line of said North 1/2 of the Southwest 1/4, 306.66 feet to the point of beginning, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.
Abstract Property

Parcel B:

Outlot I, The Townhouses of Shady Oak, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
(Torrens property-Certificate of Title No. 1394610)

1.03 Doran Development is requesting rezoning from Office Business District (B-1) to Planned Unit Development and a master development plan for the subject properties. The amendment would allow for the construction of a six-story, 356-

unit apartment building, with 10 percent of the units meeting affordability guidelines.

Section 2. Findings

2.01 The proposal is consistent with the OPUS area's mixed-use designation in the comprehensive guide plan.

2.02 The proposal is consistent with City Council Policy 13.2, Affordable Housing Policy.

2.03 The proposal would not negatively impact the public health, safety, or general welfare.

Section 3.

3.01 Approval is subject to the following conditions:

1. The site must be developed and maintained in substantial conformance with the following plans unless modified by the conditions below:
 - Site Plan, dated Jan. 15, 2021
 - Exterior Elevations, dated Jan. 15, 2021
 - Grading and Drainage Plan, dated Jan. 15, 2021
 - Utility Plan, dated Jan 15, 2021
 - Tree Inventory and Preservation Plan, dated Jan. 15, 2021
 - Landscaping Plan, dated Jan. 15, 2021
2. The development must further comply with all conditions outlined in City Council Resolution No. 2021-XXX, Site and Building Plan approval, adopted by the Minnetonka City Council on _____, 2021.

Section 4. A violation of this ordinance is subject to the penalties and provisions of Chapter XIII of the city code.

Section 5. This ordinance is effective immediately.

Adopted by the City Council of the City of Minnetonka, Minnesota, on _____, 2021.

Brad Wiersum, Mayor

Attest:

Becky Koosman, City Clerk

Action on this ordinance:

Date of introduction: Feb. 22, 2021

Date of adoption:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Ordinance adopted.

Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on _____, 2021.

Becky Koosman, City Clerk